



Draycott Road,  
Sawley, Nottingham  
NG10 3BB

**£300,000 Freehold**



THIS IS A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WHICH IS SITUATED CLOSE TO THE MANY AMENITIES AND FACILITIES PROVIDED BY SAWLEY AND THE SURROUNDING AREA.

Standing back from Draycott Road with a good size garden and driveway at the front, this four bedroom detached property provides a lovely family home which we are sure will appeal to people looking for a larger property in the Sawley area. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection where they will see the alterations and improvement that have been made over recent years by the current owner. The property is well placed for easy access to the excellent local schools for young children and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned and enlarged accommodation derives all the benefits from having gas central heating (with the boiler replaced approx. 2 years ago) and double glazing throughout. Entered through an enclosed porch, the accommodation includes a reception hallway with doors leading to the through lounge, which has double glazed French doors leading out to the rear garden, the kitchen has been extended and includes a dining area and is fitted with Shaker style units and includes integrated cooking appliances. To the first floor the landing leads to the four double bedrooms and the fully tiled bathroom which has a shower over the bath. Outside there is the integral garage/store at the front of the house, a long driveway which provides off road parking for up to four vehicles, the easily managed garden at the front and at the rear the garden is South Westerly facing and has a patio, lawn, a concrete area/driveway at the side which provides a further play area or additional car standing and the rear garden is kept private by having a wall and fencing to the boundaries.

Sawley provides many local amenities and facilities which includes schools for younger children with schools for older children being only a short distance away, there is a Co-op convenience store on Draycott Road and further shops on Tamworth Road with Long Eaton having Tesco, Asda, Aldi and Lidle stores and many other retail outlets, healthcare and sports facilities including the Trent Lock golf club, there are several local pubs and restaurants in Sawley and at Trent Lock, walks in the adjacent open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with inset arched glazed panel and matching side panels leading to:

#### Porch

The fully enclosed porch has a double glazed window to the side, laminate flooring and a glazed door and matching side panel leading to:

#### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator, cornice to the wall and ceiling, laminate flooring and doors with inset etched glazed panels leading to the lounge and dining kitchen.

#### Through Lounge

21'10" x 10'3" approx (6.65m x 3.12m approx)

Double glazed bow window to the front and double glazed Georgian French doors with windows to either side leading out to the rear garden and two radiators.

#### Dining Kitchen

21'6" to 9'6" x 14'3" to 7'6" approx (6.55m to 2.90m x 4.34m to 2.29m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in an L shaped work surface with drawers, cupboards, spaces for both an automatic washing machine and dishwasher and a double oven beneath, L shaped work surface with an eating area to one side and cupboards under, Baxi boiler (fitted approx 2 years ago) fitted in a matching eye level wall cupboard, tiling to the walls by the work surface areas, hood to the cooking area, double glazed windows to the rear, side and a double glazed window at the side in the dining area, space for a large American style fridge/freezer, opaque double glazed door leading out to the side of the property and recessed lighting to the ceiling.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window with a roller blind to the side, cornice to the wall and ceiling and hatch to the loft.

#### Bedroom 1

10'8" x 10'2" approx (3.25m x 3.10m approx)

Double glazed Georgian window to the front and a radiator.

#### Bedroom 2

10'5" x 10'3" approx (3.18m x 3.12m approx)

Double glazed window to the rear, double built-in wardrobes with a mirrored panel to one of the doors and a radiator.

#### Bedroom 3

11'3" x 7'8" approx (3.43m x 2.34m approx)

Double glazed window to the front and a radiator.

#### Bedroom 4

13' x 5'9" approx (3.96m x 1.75m approx)

Double glazed window to the rear and a radiator.

#### Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a Mira shower over and having a protective glazed screen, low flush

w.c. and a pedestal wash hand basin with a mixer tap and a mirror and shelf to the wall above, chrome ladder towel radiator, tiled flooring, opaque double glazed window with fitted blind, recessed lighting to the ceiling and a built-in shelved storage cupboard.

#### Outside

At the front of the property there is a driveway which provides off road parking for up to four vehicles and a large pebbled garden area with a central circular feature and borders to the side with a patio/seating area in front of the house, there is a wall to the front boundary, fencing to the left and a wall and fencing to the right hand side.

At the rear of the property there is a slabbed patio/seating area and a lawn with a border running along the rear boundary, there is fencing to the right and left hand boundaries and a wall with planting extending across the rear boundary. At the side of the property there is a concrete area/driveway with double gates leading out to the front and a fence running along the right hand boundary and there is a light by the door that comes out from the kitchen. To the left hand side of the house there is a pathway/storage area with fencing to the left hand boundary.

#### Integral Garage/Store

At the front of the property there is the integral garage/store with an up and over door to the front.

#### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Proceed along Tamworth Road and turn right into Draycott Road where the property can be found on the left as identified by our for sale board.

8511AMMP

#### Council Tax

Erewash Borough Council Band D

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 41mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

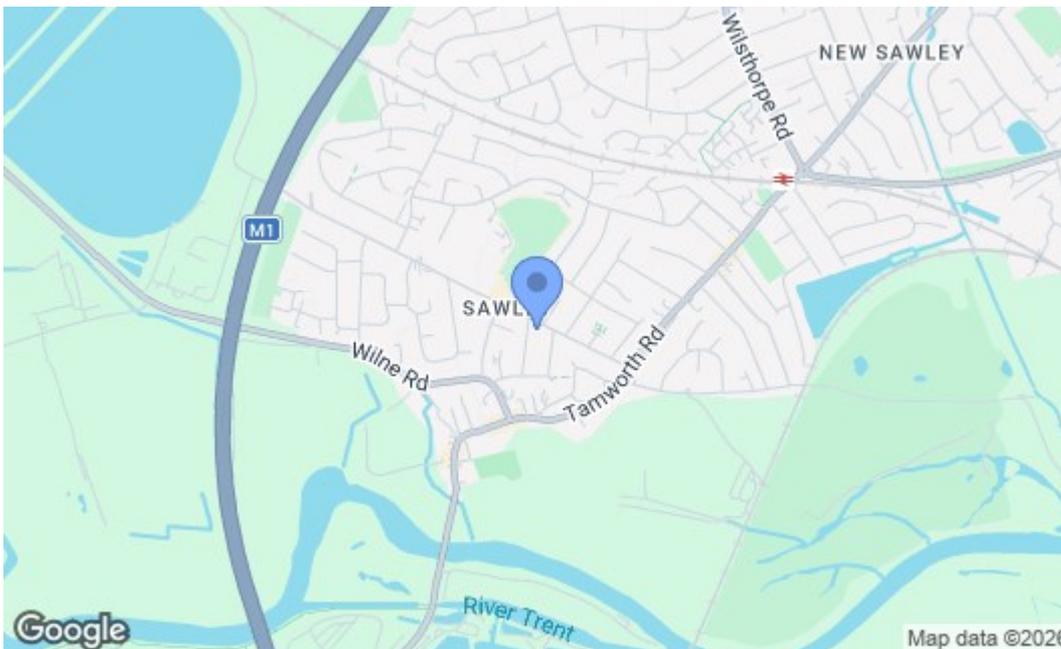
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.